

**NOTICE OF TYPE II
DEVELOPMENT REVIEW
APPLICATION AND OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE**

(Form DS1301A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
August 19, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Date of this notice: August 4, 2009

Project Name: HOME OF GOD CHRISTIAN CHURCH SHORT PLAT

Case Number: PLD2009-00025; SEP2009-00045

Location: Northeast Corner of NE 18th Street and NE 164th Avenue

Request: The applicant is requesting to short plat approximately 5.74 acres into two lots in the Mixed Use (MX) zoning district.

Applicant: Mildred White
BAMA Design
107 SE Washington Street, Suite 465
Portland, OR 97214
(503)380-2852; (503)257-1349 fax
mildred@bamadesign.com

Contact Person: Same as applicant

Property Owner: Home of God Christian Church
Alex Lobov
PO Box 87328
Vancouver, WA 98687

Zoning: MX, R1-5

Comp Plan Designation: MU

Parcel Number(s): 164364-480

Township: 2N **Range:** 2E **¼ of Section:** SE ¼ of Sec 24

Applicable Code Sections:

Clark County Code Chapter: 40.230.020 (Mixed Use, MX), 40.540.030 (Short Plats), 40.370.020 (Water Supply), 40.370.010 (Sewer Connection), 40.350 (Transportation), 40.350.020 (Transportation Concurrency), 40.380 (Stormwater Drainage and Erosion Control), 15.12 (Fire Code), Chapter 40.570 (SEPA), RCW 58.17 (State Platting Laws), 40.500 (Process)

Neighborhood Contact:

No Mapping Indicators
Neighborhood Advisory Committee of Clark County (NACCC)
Art Stubbs, Vice Chair
6804 NE 86 Court
Vancouver, WA 98662
891-5685; E-mail: sixsplus8@aol.com

Staff Contact Person:

Planner's Name: Michael Uduk (360) 397-2375, ext. 4385; michael.uduk@clark.wa.gov
Team Leader's Name: Travis Goddard (360) 397-2375, ext. 4180

Please email SEPA comments to:
michael.uduk@clark.wa.gov

Responsible Official: Michael V. Butts, Development Services Manager

Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: May 19, 2009

Fully Complete Date: July 21, 2009

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)

- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 5 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

Clark county
SEPA Environmental Checklist
Washington Administrative Code (WAC) 197-11-960

A. Background

1. Name of proposed project, if applicable:

Home of God Christian Church Short Plat Review

2. Name of applicant:

Mildred White

3. Address and phone number of applicant and contact person:

Mildred White, BAMA Design
107 SE Washington Street, Suite 465
Portland, OR 97214
(503) 380-2852

4. Date checklist prepared:

July 6, 2009

5. Agency requesting checklist:

Clark County, Washington

6. Proposed timing or schedule (including phasing, if applicable):

N/A

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.

Yes, church development approved through previous conditional use.

8. List any environmental information that has been or will be prepared related to this proposal.

Stormwater report, geotech report

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

Building permit for church. See #7 above.

10. List any government approvals or permits needed for your proposal:

SEPA Checklist, Commercial Building Permit

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in

this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed division is located on a 5.74 acre (250,034 square foot) undeveloped site on the northeast corner of NE 18th Street and NE 164th Avenue. Upon approval, this proposal will allow for the plot to be divided into two; one being 102,136 square feet and the other being 147,898 square feet, meeting the requirements of the base zone.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

**From NE 163rd Avenue to 168th Avenue, north of NE 18th Street.
SE ¼ of section 24, T2N R2E W.M.**

B. Environmental Elements

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

b. What is the steepest slope on the site and the approximate percentage of the slope?
The entry on the West side of the site is the steepest slope at 0-5%.

c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.
Silty gravel over medium dense, sandy fine to medium gravel with occasional cobbles and trace silt.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.
No

e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.
N/A – No site work proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.
N/A – No site work proposed.

g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

N/A – No site work proposed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

N/A – No site work proposed.

2. Air

a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

None. No site work proposed.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

None known

c. Proposed measures to reduce or control emissions or other impacts to air:

N/A – No site work proposed.

3. Water

a. Surface:

1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

No

2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply

4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

Does not apply

5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

N/A – No site work proposed.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

N/A – No site work proposed.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

N/A – No site work proposed.

2) Could waste materials enter ground or surface waters? If so, please describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

No

4. Plants

a. Check or circle types of vegetation found on the site:

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None, no site work proposed.

c. List threatened or endangered species on or near the site.

None known

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

N/A – No site work proposed.

5. Animals

a. Circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other;
- Mammals: deer, bear, elk, beaver, other; and,
- Fish: bass, salmon, trout, herring, shellfish, other.

b. List any threatened or endangered species known to be on or near the site.

None known

c. Is the site part of a migration route? If so, please explain.

None known

d. List proposed measures to preserve or enhance wildlife:

N/A – No site work proposed.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A – No site work proposed.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

N/A – No site work proposed.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, please describe.

No

1) Describe special emergency services that might be required.

Does not apply

2) Proposed measures to reduce or control environmental health hazards, if any:

Does not apply

b. Noise

1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

Normal traffic and residential noise is in the area.

2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

N/A – No site work proposed.

3) Proposed measures to reduce or control noise impacts:

N/A – No site work proposed.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

The site is currently not in use. Adjacent properties include residential and retail.

b. Has the site been used for agriculture? If so, please describe.

Not recently

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, please describe.

None

e. What is the current zoning classification of the site?

Mixed Use (MX)

f. What is the current comprehensive plan designation of the site?

MU

g. What is the current shoreline master program designation of the site?

Does not apply

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

No

i. How many people would reside or work in the completed project?

Does not apply

j. How many people would the completed project displace?

None

k. Please list proposed measures to avoid or reduce displacement impacts:

Does not apply

l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

Prepare and submit documentation for jurisdictional review to assure compliance with comprehensive plan and all land use projections.

9. Housing

a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

Does not apply

b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

Does not apply

c. List proposed measures to reduce or control housing impacts:

Does not apply

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

N/A – No site work proposed.

b. What views in the immediate vicinity would be altered or obstructed?

N/A – No site work proposed.

c. Proposed measures to reduce or control aesthetic impacts:

N/A – No site work proposed.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A – No site work proposed.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts:

Does not apply

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

There is a public park planned directly to the south of NE 18th Street. There is a proposed playground on the church site.

b. Would the project displace any existing recreational uses? If so, please describe.

No

d. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

Does not apply

13. Historic and cultural preservation

a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

None

b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None

c. Proposed measures to reduce or control impacts:

Does not apply

14. Transportation

a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

N/A – No site work proposed

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The closest C-TRAN stop to the site is located at NE 162nd Avenue, which is approximately less than a quarter mile from the church's driveway.

c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A – No site work proposed.

d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

N/A – No site work proposed.

e. Will the project use water, rail, or air transportation? If so, please describe.

No

f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

None

g. Proposed measures to reduce or control transportation impacts:

N/A – No site work proposed.

15. Public services

a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

None

b. Proposed measures to reduce or control direct impacts on public services:

N/A – No site work proposed.

16. Utilities

a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

N/A – No site work proposed.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Miranda White

Date Submitted: 7-23-09

D. SEPA Supplemental sheet for non-project actions

1. How would the proposal increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A – No site work proposed.

Proposed measures to avoid or reduce such increases are:

N/A – No site work proposed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

None

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A – No site work proposed.

3. How would the proposal be likely to deplete energy or natural resources?

N/A – No site work proposed.

Proposed measures to protect or conserve energy and natural resources are:

N/A – No site work proposed.

4. How would the proposal use or affect environmentally sensitive areas or those designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

None effected

Proposed measures to protect such resources or to avoid or reduce impacts are:

Does not apply

5. How would the proposal be likely to affect land and shoreline use? Will it allow or encourage land or shoreline uses incompatible with existing plans?

N/A – No site work proposed.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

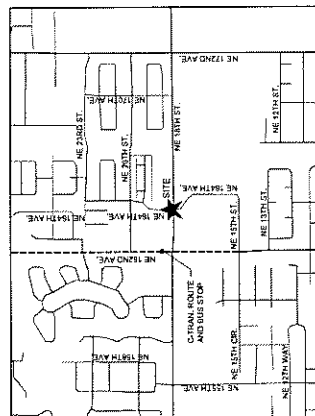
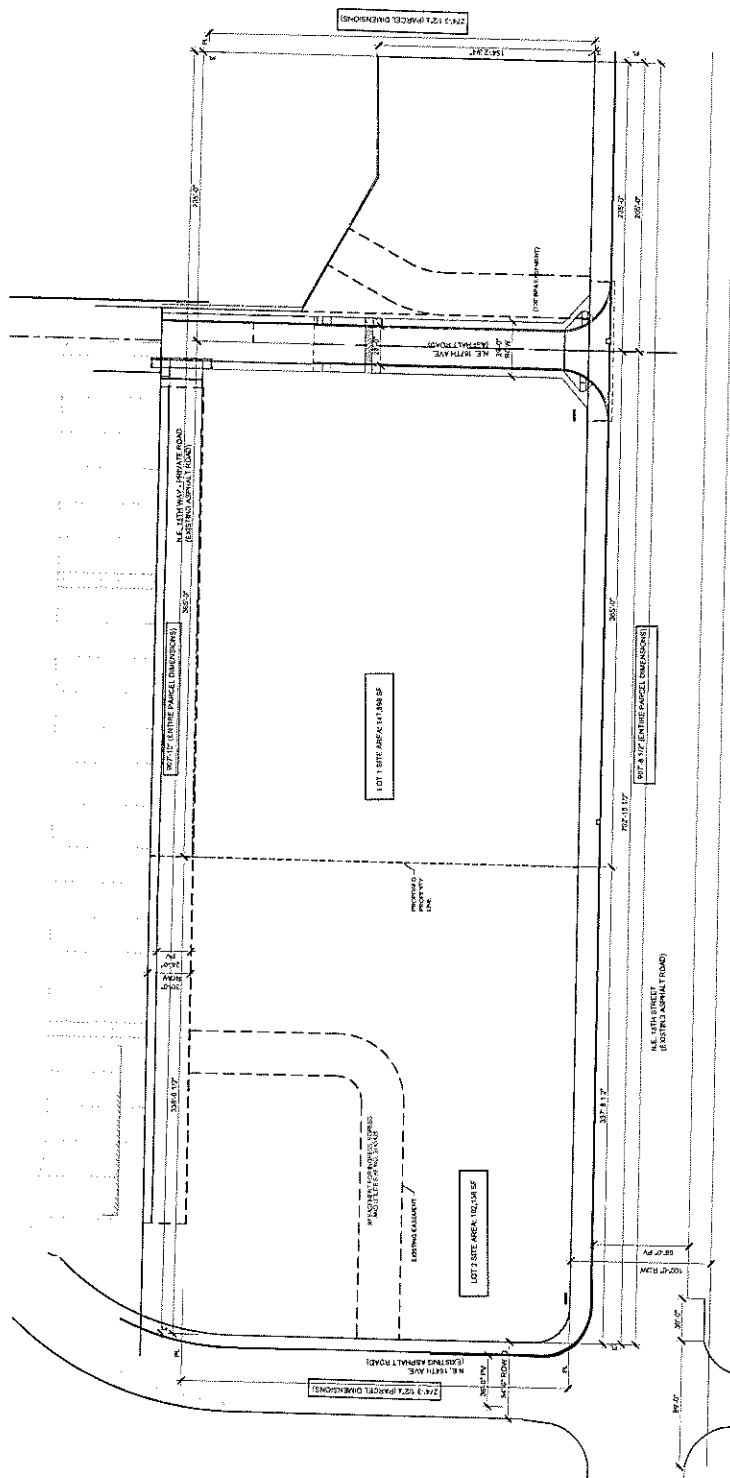
N/A – No site work proposed.

Proposed measures to reduce or respond to such demand(s) are:

None needed

7. Identify whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflict with laws or requirements.



WITH IF AND CONTACT BETWEEN

MILO DREO WHITE
RAMA DESIGN
107 SE WASHINGTON ST
SUITE 485
PORTLAND, OR 97214
PHONE: 503.562.2832
FAX: 503.257.1348
E-MAIL: info@ramadesign.com

OWNER
HOME OF UDO CHRISTIAN CRUCHAN
CONTACT: ALEX LOBOV
PO BOX 87238
SAN CLEMENTE, CA 92682
PHONE: 949.869.2553

TOTAL APPROXIMATE SITE AREA: 5.74 ACRES (550,034 SF)
LOT 1 SITE AREA: 147,888 SF
LOT 2 SITE AREA: 101,134 SF

STREET CENTERLINE
PROPERTY LINE

EXISTING
PORCELANE CURB
CONCRETE PAVING

PROPERTY LINE
PAVEMENT WIDTH
RIGHT OF WAY

PLAN
P.V.
ROW

Owners of property that were sent notice

SE 1/4 of Section 24 T2R2E WM

- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

Plot Date: Aug 3, 2009

Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



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